

April 27th 2010

To: Mr. Victor Morrison-Vega, CBO

City of El Paso Development Services

2 Civic Center Plaza El Paso Texas 79930

Re: BLD09-06322

Banquet Room Addition

2703 N Stanton

El Paso Texas 79902

Dear Mr. Morrison-Vega,

This letter is to request a written interpretation and a hearing for the Building Board of Appeals for building code compliance for the above referenced property as described below and as per attached drawings.

George Cisneros the Owner of Geogeske and Dane's restaurant intends on remodeling an existing space (formerly a dry clean pickup store) to use it as a banquet room to be serviced by each restaurant at different times. Geogeske is approximately 3,050 sq. ft. and Dane's is 3,845 sq. ft.; the new space is 1,040 sq. ft. Please refer to the attached floor plans for more detail.

This banquet room is to be used by one or the other restaurant but never by both facilities at the same time. The owner wants to use it for overflow for Geogeske during lunch and dinner and at times for special events like presentations from pharmaceutical companies to interested groups or other special event with food served from Dane's.

We are proposing the following up-grades to the existing space to comply with IBC 2003:

Separation walls between Geogeske and Dane's will be up-graded to provide for a 2-hour fire rated assembly. There will be an access door from the front of the building and emergency means of egress on each side through both restaurants in accordance with 1003.6 Continuous Uninterrupted and 1013.2: Exit access - egress through intervening spaces. This added room is considered an accessory area, is not a hazard use and the paths of egress to exit are discernible for both restaurant.

In addition the various path for egress from the new room to the exits do not exceed the 75 ft. maximum requirement (see attached floor plans). The aisle width for the various exit paths is in accordance with 1013.4 aisles: 36-inch wide minimum including proper distances (19-inch) for tables or any counter.

The door assembly will be 1.75-hour rated with required panic hardware.

We also want to express that all restaurant or bar areas seating spaces are well lighted, with ample space for seating, well defined aisles and exit ways and with direct views to the exterior from every seat with large storefronts a along the restaurants.

We believe that these building up-grades make this renovation code compliant and in accordance with Section 903.2.1.1 it does not require a fire sprinkler system.

Fire Department review is requiring fire sprinkler system as noted on the permit review document attached. I have discussed this with the fire department reviewers and Permit and Inspection department in March. I requested a meeting to discuss this issue with the Fire Chief and building officials. I understand that an inter-department meeting was held early April between Permit & Inspection and the Fire Department and that Chief Acosta has not changed is opinion. Although I have not received a formal letter, I understand that the Building Official will not override the Fire Department's position.

I therefore ask that our appeal be presented to the Building Board of Appeals as soon as possible.

Please contact me if you need any additional information.

Sincerely

Frederic Dalbin

Project Architect

Wright & Dalbin Architects Inc.

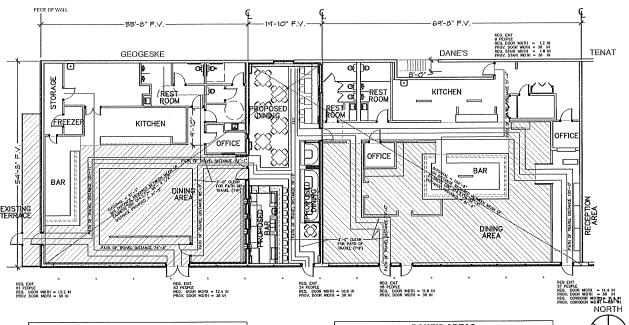
Attachments

CC:

George Cisneros

File

 $2112\ Murchison\ Drive\ |\ El\ Paso,\ Texas\ 79930\ |\ [t]\ 915.533.3777\ |\ [f]\ 915.532.7733\ \ [web]\ www.wrightdalbin.com\ geocodeltr firecode.docx$



	GEO	GESK	E ARI	EAS					
	EXIS			DITION		TOT	AL		
DINING AREA		,546 SQ F		815 SQ			361 SQ F		
(ITCHEN	711 SQ FT 0 SQ FT 126 SQ FT 0 SQ FT					711 SQ F 126 SQ F			
DEFICE	-	254 SQ F		186 SQ			440 SQ F		
RESTROOMS /			-				451 SQ F		
SUPPORT AREA		413 SQ F	3	38 SQ	1				
GROSS					1,039 SQ FT		4,089 SQ		
TOTAL GROSS		216 SQ F		0 SQ 1.039 SQ		.305 8	216 SQ F		
	OGESK		UPAN	.,					
	TOTAL	TOTAL AREA		L.	OCCUP. LOAD				
BUSINESS (OFFICE SP		126 SQ FT		100	1.26				
WORKING BAR AREA)			1,151 SQ FT		200	5.75			
ASSEMBLY (DINNING A FERRACE)	REA +		SQ FT	2577	15	171.8			
TOTAL		GEOG	522			L	179		
REQ	OCCUP.	IBC TABL	E 1005.1 FACTOR (W/O MIN. WITH REQ. SPRINKLER						
AT STAIRWAYS	179	,	SPRINKLER 0.3			53.70 IN			
OTHER EGRESS	179				0.2		35.80 IN		
PROVIDED			REF. DRAWING						
MAX, TRAVEL			200'-0"						
ALLOWABLE DEAD	16.3)	20'-0"							
		82 WOM	EN		6	2 MALE			
GEO	GESKE	F - PLU		4G CO	ראט	•			
	EXIST	ADD		OTAL VIDED	TOTAL R		EQUIREE		
WOMEN									
wo	2	0		2	90 /	75	1		
LAV	1	0		1	90 /	200	1		
MEN									
WO	1	0		1	90 /	65	1		
URINAL	2	0		2	2 X	65	1'		
		0	-	1	90 /		1		
LAV	1	0			807	200	<u> </u>		
UNISEX									
	0	1		1			0		
wd									
WC URINAL	0	1		1			0		

	DA	NE'S	AREA	S					
	EXIST			DITION		TOT	AL.		
INING AREA		684 SQ FT		815 SQ	FT		199 SQ F1		
KITCHEN		721 SQ FT		0 SQ		721 SC			
OFFICE		127 SQ FT		0 SQ					
BAR RESTROOMS /	280 SQ FT 186 SQ FT					166 SQ F			
SUPPORT AREA						050 SQ F			
GROSS	3	,724 SQ FT		1,039 SQ		4,763 SQ F			
BACK ACCESS		121 SQ FT ,845 SQ FT		0 SQ 1,039 SQ	FT				
TOTAL GROSS	ANE'S					1,004.0	GII		
D.		C TABLE		1 LU	w				
		L		CA		OC	CUP.		
		TOTAL.	TOTAL AREA		L	LOAD			
SUSINESS (OFFICE SP	SUSINESS (OFFICE SPACE)			127 / 100		1.27			
KITCHEN COMMERCIAL WORKING BAR AREA)	1,187 8	SQ FT	1187 /	200	5.93				
ASSEMBLY (DINNING A	2,499 5	Q FT	2499 / 15		166.6				
TOTAL	TOTAL			i		174			
	DANE'S	STEA	KE	IOUSE	=				
REQ	OCCUP.	LOAD	FACT	OR (W/C	MIN, WITH KEQ.				
AT STAIRWAYS	174		0.3			52.20 IN			
OTHER EGRESS	174		0.2			34.8 IN			
PROVIDED			REF. C	RAWIN	3				
MAX. TRAVEL DISTANCE (IBC TABLE 1015.1)			200-0*						
ALLOWABLE DEAD	16.3)	20'-0"							
		87 WOME	И		ı	7 MALE			
D/	NE'S -	PLUM IPC 40		COU	NT				
	EXIST	ADD	TO	OTAL IVIDED	тот	OTAL REQUIRED			
WOMEN			1						
wd	3	0	1	3	87	175	1		
LAV	1	0		1	87	200	1		
MEN									
wd	1	0		1	87	/ G5	1		
URINAL	2	0		2	2)	.65	1*		
LAV	1	0	T	1	87	200	1		
UNISEX			1						
WC	0	1	-	1			0		
			-				0		
URINAL	0	1	-	1					
LAV	0	1	1	1			0		